LOT 5 HAPPY VALLEY S/D.

725-032, 885-560, 903-199, CT 12

FRESE KERRY REBECCA
237 SE HAPPY VALLEY GLN
HIGH SPRINGS, FL 32643

2027

15-7S-17-09986-006

BUILDING CHARACTERISTICS

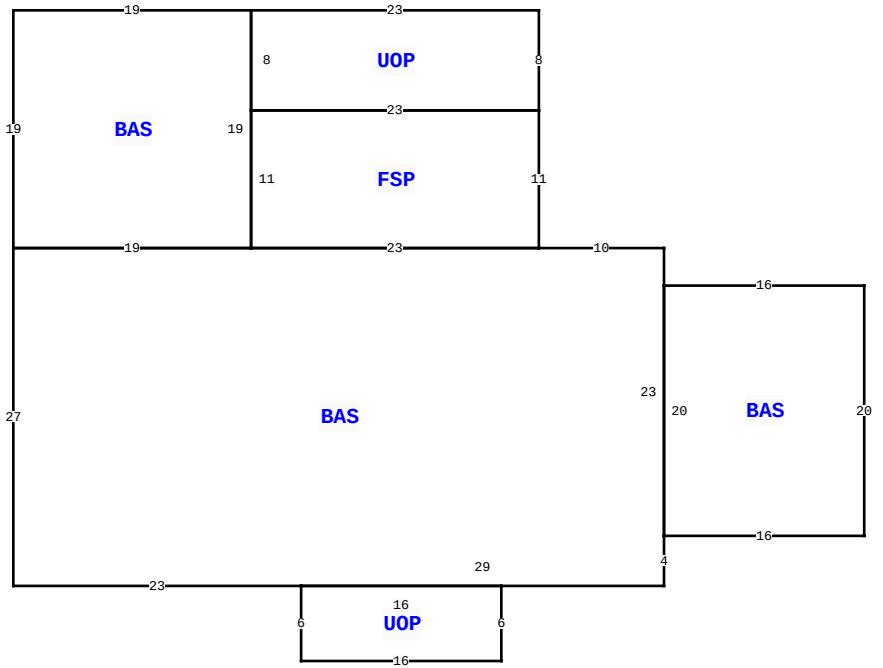
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	15717.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	320	100		320	4,641
BAS	361	100		361	5,235
BAS	1,404	100		1,404	20,361
FSP	253	40		101	1,465
UOP	96	25		24	348
UOP	184	25		46	667
TOTALS	2,618			2,256	32,716

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	2,256	80.5680	48.34	109,055	1990	1990	0	0	10	60.00	30.00

1 MOBILE HME 100% - 2015 Heated Area: 2085 HX Base Yr 2015



237 SE HAPPY VALLEY GLN, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		32,716
TOTAL MARKET OB/XF VALUE		7,800
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		62,516
SOH/AGL Deduction		30,966
ASSESSED VALUE		31,550
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		6,550
TOTAL JUST VALUE		62,516
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		62,516

XFOB:5:1: MERIT MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052363	Roof Replacement	21,475	02/18/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1352/0992	1/29/2018	FJ	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: KERRY REBECCA FRESE						
1275/2579	6/09/2014	WD	U	I	18	20,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: CHRIS TINER & KERRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 FSP= N11 UOP= N8 W23 S8 E23$ W23 S11 E23$ W23 BAS= N19 W19 S19 E19$ W19 S27E23 UOP= S6 E16 N6 W16$ E29 N4 BAS= E16 N20 W16 S20$ N23$.

LAND DESCRIPTION

TOTAL OB/XF 7,800

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE 03/17/2025 BY jerry Total Acres: 1.03 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/17/2026 BY SYS